



# SIMMONS & SON



**Fairview Road, Slough, SL2 2JL**

**Offers In Excess Of £400,000 Freehold**

Located on Fairview Road in the town of Slough, this charming three-bedroom end terrace house presents an excellent opportunity for families and investors alike. The property is in good condition, making it a welcoming home ready for you to move in and enjoy.

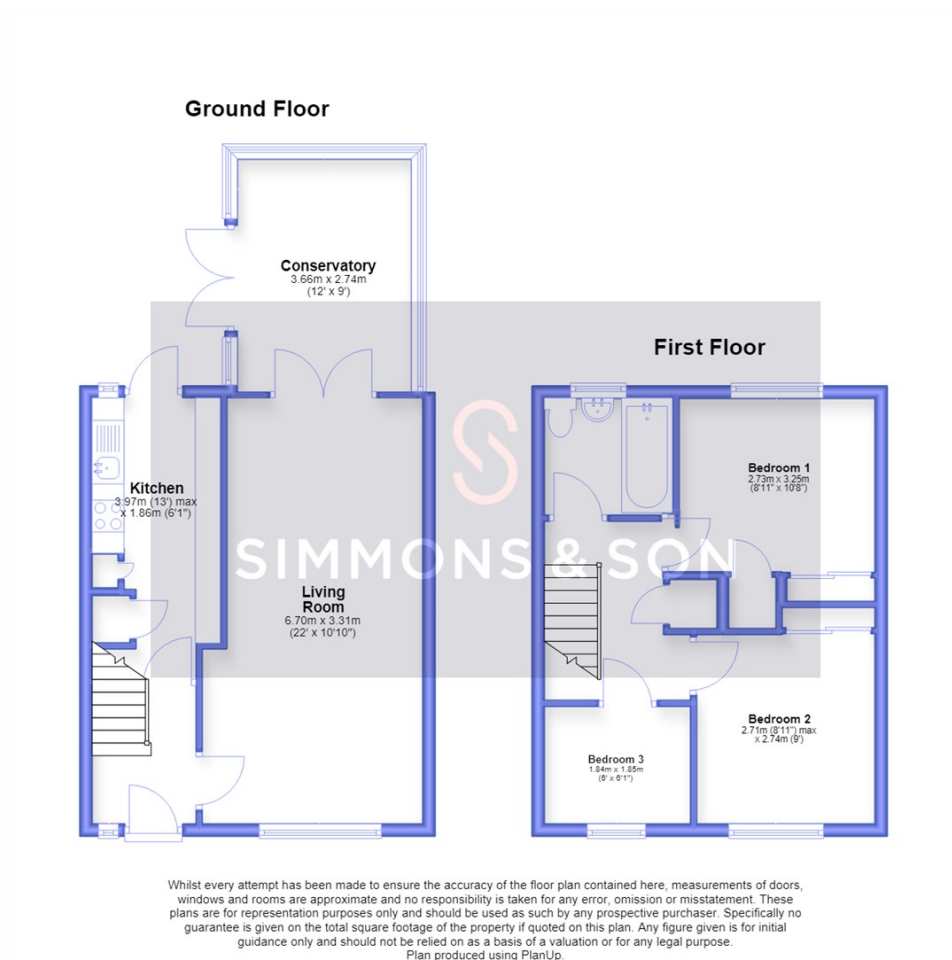
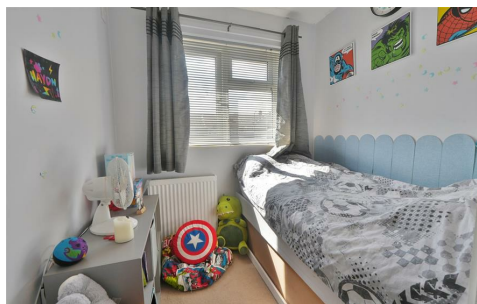
With three well-proportioned bedrooms, this house offers ample space for comfortable living. The end terrace design not only provides additional privacy but also presents potential for extension, subject to planning permission, allowing you to tailor the home to your specific needs.

Conveniently located, the property is in close proximity to local schools and amenities, making it an ideal choice for families seeking a community-oriented environment. The surrounding area boasts a variety of shops, parks, and recreational facilities, ensuring that all your daily needs are easily met.

This delightful home on Fairview Road is a perfect blend of comfort, potential, and location, making it a must-see for anyone looking to settle in Slough. Don't miss the chance to make this property your own.



**Fairview Road, Slough Slough, Berkshire, SL2 2JL**



- Three Bedroom End Terrace Family Home
- Driveway Parking
- Conservatory
- Potential to Extend STPP
- Close to Local Schools & Amenities
- Side Pedestrian Access
- Well Presented Throughout
- Ample Storage
- Council Tax Band : C
- EPC : D



| Energy Efficiency Rating                                                                                                                                                                        |  | Current | Potential |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <i>Very energy efficient - lower running costs</i><br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 55      | 81        |
| <i>Not energy efficient - higher running costs</i>                                                                                                                                              |  |         |           |

**England & Wales**

EU Directive 2002/91/EC



| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-38) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmonds & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmonds & Son.